

**WORK DESCRIPTION
HOUSING REHABILITATION PROGRAM
HOUSING DEVELOPMENT DIVISION
CITY OF COLORADO SPRINGS**

NAME: Bruce G. Chaffee

CONTRACTOR:

ADDRESS: 16 W. Mill Street

ADDRESS:

PHONE: 719-473-0024

PHONE:

8/31/15

HOME MOD NO.:

If at any time a question or problem arises in regards to any aspect of this job you are obligated to contact your rehab specialist.

I have received and reviewed a copy of this work description and am satisfied that it accurately reflects my choices of rehabilitation work for my property.

Owner

Date

Owner

Date

The undersigned hereby proposes to furnish all labor and materials required to perform the work described for the amount stated below. This amount includes all state and local taxes, permitting fees and other costs normally payable in respect of such work.

Contractor

Date

1 Building Permits:

The work described in these specifications is to be carried out in accordance with all applicable codes and ordinances. The contractor must pay for and obtain all required permits prior to the start of construction. Contractors and subcontractors are responsible for posting copies of the permits at the job-site and for scheduling all required inspections during the course of construction. Contractors or subcontractors who fail to obtain required permits, or call for required inspections, may be suspended from future bidding.

All drawings required to obtain permits must be included in the Contractor's proposal and must be submitted to the Housing Division for review and prior approval.

The Housing Development Division has the right to inspect the work at any time without advance notice.

\$ _____

2 Lead Based Paint:

Prior to rehabilitation, all lead-based paint hazards identified in the attached reports for this residence are to be addressed per the recommendations of the Risk Assessor.

It is the responsibility of the general contractor to familiarize themselves with all positively identified components present at the jobsite, and to carry out all work related to those components utilizing properly certified personnel. All positively identified components remaining in place are to be primed with a 20 year encapsulant, Leadlok or eq, prior to finish painting.

Prior to releasing the project site for rehabilitation, 3rd Party clearance testing will be carried out by the Housing Development Division under separate contract.

\$ _____

3 Asbestos:

See attached report identifying regulated asbestos containing materials (RACM). Demolition & disposal of RACM to be carried out per applicable State & Federal regulations.

Prior to releasing the project site for rehabilitation, evidence of 3rd Party clearance testing must be submitted to the Housing Development Division & the Owner.

\$ _____

Group Exterior

4 Foundation Repair

See attached Engineering Report for details. Includes excavation, pouring footers, walls, installing wood beam, end joist, sill plate, backfill and compact.

\$ _____

5 Fencing/Gate

Temporarily move gate and section of fence for foundation repair. Reinstall gate and section of fence, may need to do 2 foot offset.

\$ _____

6 Windows:

Use Lead Safe Work Practices (see attached lead test report)

Remove and replace all windows with new vinyl thermal break units. Installation to include, **complete removal and disposal of existing sash and frames**, installation of new units to ensure proper operation, self-adhesive air-sealing strip at perimeter, flashing and furring as required, **installation of new exterior trim to match existing sills and casing**, and repair of interior finishes as needed to match existing. All new units to include standard hardware and screens. Owner to select from standard colors.

It is the contractor's responsibility to verify size, type, and location of all windows prior to ordering. New units must meet all IECC criteria currently in effect for this region. It is the contractor's responsibility to submit satisfactory documentation of compliance with this specification to the Housing Division and the Regional Building Dept as required.

\$ _____

7 Entry Door

Rehang and trim out int and exterior front door so it clears carpet and flooring. Finish interior around door unit.

\$ _____

8 Stucco

Repair stucco where needed for foundation repair especially at coal chute..

\$ _____

Group Kitchen

9 Demo kitchen cabs

Remove kitchen cabinets, counters and sink. Remove appliances.

\$ _____

10 Upper cabinets

Install cabinets to ceiling height and trim off with scribe molding. Builders grade cabinets, owner to select stain color. Install cabinet over stove and refrigerator at correct height to receive microwave.

\$ _____

11 Base Cabinet

Install builders grade base cabinets. Three units to be 3 drawer base units. Supply shop drawings to RS for approval.

\$ _____

12 Laminate Countertops

Install post formed laminate top with 4 inch back splash. Owner to select form standard colors.

\$ _____

13 Vinyl Flooring

Install 1/4 inch laminate flooring and vinyl floor in kitchen and laundry room. Owner to select with allowance of \$10/yd for vinyl only to include taxes. Laminate and install by contractor. Install rubber base or match existing baseboard.

\$ _____

14 Painting

Apply two coats of paint in kitchen and laundry. Owner to select colors, one color for walls and ceiling and another color for trim.

\$ _____

Work Description

15 Appliances

Install energy star refrigerator, stove and microwave above stove. Owner to select with allowance of \$1700 to include taxes. Delivery and install by contractor.

\$ _____

16 Plumbing: Replace Kitchen Sink, Faucet, and Disposal

Replace sink and faucet with 2 bowl stainless, 9 inch deep and Moen/equal single handle faucet in chrome with separate hand-held sprayer.

Installation to include 1/2 hp disposal, chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

\$ _____

Group Bathroom

17 Demo bath

Remove only tub, shower valve and toilet. remove rotten subfloor.

\$ _____

18 Reframe floor

Add framing and subfloor to stabilize floor system.

\$ _____

19 Antiscald Valve

Install chrome plated anti scald valve for tub and shower .

\$ _____

20 Cement board

Install cement board surround for tile. Put in 2x blocking for grab bars.

\$ _____

21 Tile Surround

Owner has \$2.50/sf to select tile, soap dish and caddy to include taxes. Contractor to install tile and grout and sealer for tile.

\$ _____

22 Grab Bars

Install three SS grab bars in stub area, 42 inch, and two 24 inch.

\$ _____

23 Paint

Owner to select wall/ceiling and trim color. Apply two coats.

\$ _____

24 Bath Hardware

Install shower rod and two towel bars and tp holder. Do not use lowest grade products. 30 # specs for towel bars.

\$ _____

25 Toilet

Install right height, water saving toilet with seat. Replace toilet flange if required. New shut off and supplies

\$ _____

26 Reinstall Pedestal sink

New shutoffs and supplies. Bolt securely to wall and to pedestal.

\$ _____

Work Description

27 Tile Floor

Install 1/4 inch cement board (screwed) and install floor tile, owner has boxes of tile in house or you can supply. Sanded grout. seal .

\$ _____

Group Interior

28 Carpet

Install carpet in bedrooms and living room. Owner to select with \$25/sy allowance for carpet and taxes only. 1/2 inch pad and install by contractor. Furniture moving by contractor, personal items by owner.

\$ _____

29 Entry Floor

Install same kitchen vinyl in entry way to include closet.

\$ _____

30 Living room, Entry, Paint

Owner to select color, one for walls and ceiling and one for trim.

\$ _____

31 Living room ceiling

Two options:

1)Screw 1x or 2x flat to existing ceiling joist, shim as required, install 5/8 drywall and finish with orange peel texture.

2)Frame with 2x6 drop ceiling below existing ceiling, install 5/8 drywall and finish with orange peel texture.

\$ _____

Group Electrical

32 GFI, CO, SD and misc

Install battery operated detectors as per PPRBD code.

Add outlets as needed for kitchen as per PPRBD

Add circuit for microwave.

Add GFIs as per PPRBD.

Replace fan/light in living room, add ceiling box if needed, \$200 allowance to include taxes for fan/light-owner to select .

\$ _____

Group Plumbing

33 Water Heater

Replace water heater. Pull permit, redo flue to 4 inch if required or install direct vent WH. 6 year warranty, 40 gallon unit to be installed.

\$ _____

Total Bid \$ _____